

### **TECHNICAL FACTORS OF CONSIDERATION**

#### **Location**

The proposed district is located in the Alturas area including the Communities of Canby, Likely and Cal Pines in Modoc County.

#### **Population**

The area is inhabited (having more than 12 registered voters).

#### **Assessed Value and Property Tax Apportionment**

The following values are from the 2007-08 Assessment Roll for the territory:

Taxable Value – Land & Improvements:	\$496,010,805.00
Homeowner's & Other Exemption:	\$9,893,930.00
<i>Total Taxable Value</i>	\$493,503,916.00

Formation of a new district will not modify the tax apportionment within the subject territory since no exchange of property taxes will take place. As described in the staff report, LAFCO will require an election to ensure funds are available to fund the district. This will require the County Auditor to assign tax rate areas for areas within the district.

#### **Land Use, General Plan and Zoning, and Development Potential**

The area covered by the proposed district is a mixture of rural residential, commercial, low density residential, Industrial and public facilities, open space and rural grazing areas. There are a variety of general plan designations within the area, including Rural and Low Density Residential, Public Lands, Commercial, Industrial and Open Space.

The formation of the new district does not appear likely to affect development potential in these areas.

#### **Topography, Natural Boundaries and Drainage Basins**

The 611,200-acre formation is located within unincorporated Modoc County including the City of Alturas and the communities of Likely, Canby and Cal Pines. The formation area is located on relative level terrain on the floor of the upper Pit River Valley and to the crest of the Warner Mountains. Elevations in the territory range from approximately 4,300 feet above mean sea level to 9,892 (Eagle Peak) above mean sea level.

**Utilities and Services**

<i>Service</i>	<i>Present Provider</i>	<i>Proposed Provider</i>
Fire Protection	Alturas, Canby/Alpines, Likely,	no change
Police Protection	Sheriff/City of Alturas	no change
Domestic Water	Alturas/Calpines/Likely	no change
Agricultural Water	South Fork and Hot Springs Valley	no change
Public Sewer	Calpines and City of Alturas	no change
Solid Waste	Alturas and Modoc County	no change
Road/Street Maintenance	Alturas and Modoc County	no change
Libraries	Modoc County	no change
Flood Control	Lassen-Modoc FC&WCD	no change
Street Lighting	Canby, Alturas	no change
Land Use Authority	Alturas and Modoc County	no change
Schools	County Schools	no change
Recreation	none	no change

**Boundaries**

The boundary of the proposed district is designed to include all territory presently within the anticipated or existing service area of the County Hospital.

**Comments Received (letters attached to this attachment):**

California Health Care Financing Authority – October 8, 2008

Modoc County Assessor – September 15, 2008

Modoc County Auditor – September 4, 2008

California Medical Assistance Commission – August 22, 2008

Office of Statewide Health Planning and Development – August 21, 2008